

**REGULAR MEETING MINUTES  
ZONING BOARD OF APPEALS  
WEDNESDAY, SEPTEMBER 17, 2014**

**TOUR**

No tour was conducted.

\*\*\*\*\*

The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, September 17, 2014 at 7:00 P.M.

**PRESENT:** Commissioners: Grise, Neville, Sadinsky; Alternate DiMatteo  
Secretary to Zoning Board of Appeals: Brian Pudlik

**ABSENT:** Commissioners Foley and Smilowitz; Alternate Doyle

**HEARING LEGALLY ADVERTISED ON:**  
Thursday, September 4, 2014  
Thursday, September 11, 2014

**DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:**  
Tuesday, September 23, 2014

**EFFECTIVE DATE:** Wednesday October 8, 2014.

\*\*\*\*\*

At the regular meeting of the Zoning Board of Appeals the following actions were taken:

\*\*\*\*\*

**#28-14**      **433-435 Prospect Avenue** – Petition of N. & K. Godin requesting a variance to Section 177-20, Obstructions in yards. Requesting a three (3) foot variance to the required 15 foot side yard setback on the north side of the property and a nine (9) foot variance to the 15 foot side yard setback on the south side of the property, both in order to reconstruct the three-family home that existed on this lot prior to the fire that destroyed it in 1997, per plans on file.  
**RM-1 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:

1.      **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2.      **Variance request does not include any change in footprint to the legal nonconforming structure that existed prior to the fire.**
3.      **A permit must be obtained prior to any construction activity.**

**VOTE:**    **4-0**              **Voting in favor were Commissioners: DiMatteo (seated for Commissioner Foley), Grise, Neville, Sadinsky**  
**Opposed- 0**

**Petition unanimously approved.**

\*\*\*\*\*

**#29-14**      **180 Wood Pond Road** – Petition of P. Jarvis requesting two variances to Section 177-20(D), Obstructions in Yards. Variance 1) Requesting a six (6) foot maximum and one (1) foot minimum variance to the four (4) foot height limitation for fences forward of the building line, in addition to the requirement that fences forward of the building line be at least half-solid, in order to allow the MDC to erect a solid wood enclosure fence with a maximum height of ten (10) feet and a minimum height of five (5) feet, for the purpose of concealing the newly installed pump station

within the front yard of this property. Variance 2) Requesting a variance to the requirement that fences forward of the building line be at least half-solid, in order to allow the MDC to erect a four (4) foot enclosure fence around existing electrical junction boxes to the north of the pump station. Both variances are being requested per plans on file.

**R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner DiMatteo. Commissioner Neville made a motion to amend the original motion as follows: The Commission strongly urges the MDC to meet with the homeowner to develop a landscaping plan which augments the existing approved plan and that all plantings, once installed, be maintained in a manner consistent with neighborhood standards; second by Commissioner Grise. Vote to amend the motion was 4-0.

In reaching its decision on the original motion, the Board found the following conditions to exist:

1. **Granting of the variance is necessary to screen the newly installed MDC pump station on subject property.**
2. **The installation of the MDC pump station was not the decision of the property owner and therefore the property owner should be provided the opportunity to screen the MDC pump station however they deem appropriate.**

**VOTE: 4-0                      Voting in favor were Commissioners: DiMatteo (seated for Commissioner Foley), Grise, Neville, Sadinsky**  
**Opposed- 0**

**Petition unanimously approved.**

\*\*\*\*\*

Commissioner Neville made a motion approve the minutes of August 28, 2014; second by Commissioner Sadinsky. VOTE: 4-0 Unanimously Approved.

\*\*\*\*\*

Commissioner Neville made a motion to adjourn; second by Commissioner Sadinsky. VOTE: 4-0. Unanimously Approved.

\*\*\*\*\*

Respectfully Submitted,

Brian Pudlik  
Secretary to the Zoning Board of Appeals